

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Stewart Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	26 Macfarland St BRUNSWICK 3056	\$1,435,000	11/10/2023
2	13 Donald St BRUNSWICK 3056	\$1,425,000	07/07/2023
3	28 Osborne St BRUNSWICK 3056	\$1,380,000	07/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31/10/2023 12:53

Anthony Monteleone

9387 5888

0408 081 000

anthonymonteleone@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2023: \$1,250,000



 4  3  1

Property Type: House (Res)

Land Size: 440 sqm approx

Agent Comments

Comparable Properties



26 Macfarland St BRUNSWICK 3056 (REI)

Agent Comments

 4  1  1

Price: \$1,435,000

Method: Sold Before Auction

Date: 11/10/2023

Property Type: House (Res)



13 Donald St BRUNSWICK 3056 (REI/VG)

Agent Comments

 4  4  -

Price: \$1,425,000

Method: Sold Before Auction

Date: 07/07/2023

Property Type: House (Res)

Land Size: 292 sqm approx



28 Osborne St BRUNSWICK 3056 (REI)

Agent Comments

 3  1  1

Price: \$1,380,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: House (Res)

Similar home in close proximity.

Account - Jellis Craig | P: 03 9387 5888